046.0	0003	0020.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	831,400	/	831,400
USE VALUE:	831,400	/	831,400
ASSESSED:	831,400	/	831,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLACK ANGELO A
Owner 2:	ACETO-BLACK THERESA J
Owner 3:	
Street 1:	111 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLACK ANGELO A -
Owner 2:	ACETO-BLACK THERESA J -
Street 1:	111 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,043 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1902, having primarily Asbestos Exterior and 2069 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4043.000	461,200		370,200	831,400
Total Card	0.093	461,200		370,200	831,400
Total Parcel	0.093	461,200		370,200	831,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.93 | /Parcel: 401.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 32725
GIS Ref:
GIS Ref:
Insp Date: 12/04/18

!3910!

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0003-0020.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	461,400	0	4,043.	370,200	831,600	831,600	Year End Roll	12/18/2019
2019	104	FV	346,600	0	4,043.	393,400	740,000	740,000	Year End Roll	1/3/2019
2018	104	FV	346,600	0	4,043.	286,900	633,500	633,500	Year End Roll	12/20/2017
2017	104	FV	325,400	0	4,043.	249,900	575,300	575,300	Year End Roll	1/3/2017
2016	104	FV	325,400	0	4,043.	212,900	538,300	538,300	Year End	1/4/2016
2015	104	FV	288,600	0	4,043.	208,300	496,900	496,900	Year End Roll	12/11/2014
2014	104	FV	288,600	0	4,043.	171,200	459,800	459,800	Year End Roll	12/16/2013
2013	104	FV	300,100	0	4,043.	162,900	463,000	463,000		12/13/2012

PRINT

Date	Time
12/10/20	19:02:24

LAST REV

Date	Time
07/12/19	11:19:17

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3910

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACK ANGELO A	41757-433		1/6/2004	Family	1	No	No		
WRIGHT CLARENCE	26916-322		12/18/1996		176,999	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2015	427	Redo Bat	5,000					Renovate 1st floor
9/29/2011	1213	Porch	20,000	C				REPLACE ALL PORCHE

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/5/2009	Measured	189	PATRIOT
2/9/2005	Info Fm Plan	BR	B Rossignol
2/9/2005	Info Fm Plan	BR	B Rossignol
3/8/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	32725
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4043		Sq. Ft.	Site		0	80.	1.14	1			Med. Tr	-10	Easemen	-5			370,242						370,200	

Total AC/HA: 0.09281 | Total SF/SM: 4043 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 370,242 | Spl Credit | Total: 370,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.21941423
Const Adj.:	0.94990498
Adj $ / SQ:	196.916
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	566539
Depreciation:	105376
Depreciated Total:	461162

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

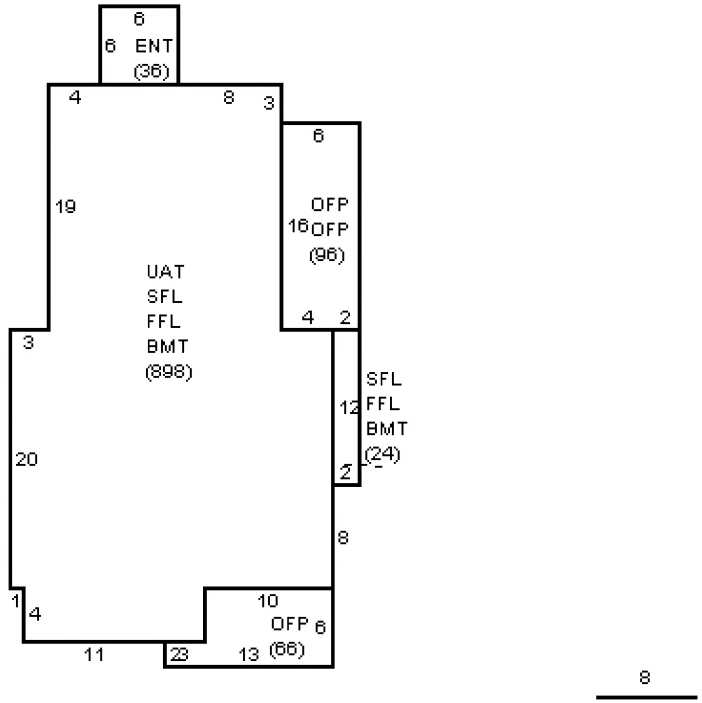
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	196.92
Special Features:	0	Val/Su Net:	140.40
Final Total:	461200	Val/Su SzAd	250.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	922	59.070	54,467
FFL	First Floor	922	196.920	181,556
SFL	Second Floor	922	196.920	181,556
OFP	Open Porch	258	21.750	5,611
UAT	Upper Attic	225	137.840	30,945
ENT	ENTRY	36	25.080	903

Net Sketched Area:	3,285			Total:	455,038
Size Ad	1844	Gross Are	3958	FinArea	2069

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

046.0-0003-0020.B

IMAGE

AssessPro Patriot Properties, Inc